

# Capital Improvement Program

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<u>Capital Improvement Fund</u>	<u>\$400,000</u>
<b>Total</b>	<b>\$400,000</b>



**Fauquier High School Renovation  
Warrenton, Virginia**

# **Capital Improvement Program**

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## **Background**

An effective capital improvement program promotes measured planning of a jurisdiction's future capital facility needs and identifies the most meaningful approach to meet those needs. Fauquier County's Capital Improvement Program (CIP) is intended to ensure that capital improvements are coordinated, timed to maximize the County's financial resources, and promote a meaningful approach to long range asset planning.

As a financial plan, the CIP facilitates facility planning and major equipment procurement in an environment of significant fiscal constraint. Potential projects are evaluated in relation to each other to ensure that the highest priority projects receive public funding, with essential improvements planned in concert with the County's ability to pay. The CIP planning process takes into account not only the construction costs of completing a capital project, but also the project's impact on annual debt service payments and operating expenses in subsequent years.

The entire capital improvement program is a planning document intended to provide an analysis of potential long-range funding needs. The CIP is reviewed annually as part of the budget process, as the Board revisits its priorities and as funding issues or opportunities become evident. Actual appropriations for projects, occurring under the plan, are made on an annual basis with the adopted budget. Projects included in the CIP beyond FY 2014 may be revised or rescheduled depending on preliminary cost estimates, changing priorities, and the availability of funding in any particular year.

In recognition of the transitional nature of the County's capital planning environment, the CIP consideration process has been updated in recent years to include a firmer deadline for Planning Commission consideration. The change has allowed for the Board's Facilities Planning and Implementation Committee (FPIC) to make recommendations regarding the proposed CIP prior to the Board's budget work sessions. Throughout FY 2013, the FPIC reviewed the scope and costs estimates for all near-term projects to ensure proper placement and project budgets in the FY 2014-2019 CIP. Projects which are planned for future years may be funded at the discretion of the Board using a combination of County funds, proffers, and/or funding from outside agencies.

## **Summary**

The adopted Capital Improvement Program totals \$99.0 million from FY 2014 through FY 2019. Of this amount, \$20.0 million is allocated for school division projects, \$30.1 million for the County government, \$19.5 million for the County's fire and rescue and joint communications systems, \$16.9 million for the County's solid waste collection system, \$6.5 million for utility projects, and \$6.0 million for development of the Stafford Site for use by the general government and the school division.

The adopted CIP incorporates a significant cash funding commitment totaling \$10.1 million, or about 10.2%, of total plan appropriations, over the course of the six year planning period. The remaining \$88.9 million would be financed by debt issuance. Information regarding the adopted CIP may be found on the following pages.

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## Debt Service Projections

The County's fiscal situation and institutional debt limits require the County Administrator to develop a Capital Improvement Program in compliance with the Board of Supervisors' fiscal policies, while minimizing the near-term operating and debt service impacts of the capital program. The adopted CIP ensures growth in the County's projected debt and debt service meets the Board's debt policy over the course of the six-year planning period.

## Projected Debt Service Expenses

Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>Projected Debt</b>						
Outstanding Debt	\$129,195,629	\$121,617,441	\$123,909,999	\$137,322,110	\$157,029,870	\$159,682,503
Projected Additional Debt	<u>974,000</u>	<u>6,970,000</u>	<u>22,890,000</u>	<u>25,017,500</u>	<u>13,156,000</u>	<u>11,482,000</u>
<b>Total Projected Debt</b>	<b>\$130,169,629</b>	<b>\$128,587,441</b>	<b>\$146,799,999</b>	<b>\$162,339,610</b>	<b>\$170,185,870</b>	<b>\$171,164,503</b>
<b>Projected Debt Service</b>						
County/Schools	\$13,798,768	\$13,493,144	\$14,140,176	\$15,717,557	\$16,173,369	\$16,903,442
Fire and Rescue	<u>1,002,258</u>	<u>1,311,138</u>	<u>1,303,038</u>	<u>1,357,443</u>	<u>1,617,073</u>	<u>1,602,722</u>
<b>Total Projected Debt Service</b>	<b>\$14,801,026</b>	<b>\$14,804,282</b>	<b>\$15,443,214</b>	<b>\$17,075,000</b>	<b>\$17,790,442</b>	<b>\$18,506,165</b>
<b>Revenue Estimates</b>						
General Fund	\$159,491,655	\$163,478,946	\$168,383,315	\$172,592,898	\$176,907,720	\$181,330,413
Other Funds	<u>5,640,863</u>	<u>5,781,885</u>	<u>5,955,341</u>	<u>6,104,225</u>	<u>6,256,830</u>	<u>6,413,251</u>
<b>Total Revenue Estimate</b>	<b>\$165,132,518</b>	<b>\$169,260,831</b>	<b>\$174,338,656</b>	<b>\$178,697,122</b>	<b>\$183,164,550</b>	<b>\$187,743,664</b>
Rev. Chg. from Prev. Year (%)	2.5%	2.5%	3.0%	2.5%	2.5%	2.5%
<b>Debt Svc % of Projected Revenue</b>	<b>9.0%</b>	<b>8.7%</b>	<b>8.9%</b>	<b>9.6%</b>	<b>9.7%</b>	<b>9.9%</b>

## Projected Operating Costs

The adopted CIP includes 26 projects during the planning period and in future years. Projected operating expenses are identified in the individual project descriptions. The following table provides a summary of projected, additional operating expenses through FY 2019 including staffing, utilities, maintenance, and ongoing technology costs.

Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>Operating Costs:</b>	\$0	\$0	\$83,000	\$493,000	\$759,000	\$778,000

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## **Project Descriptions**

The adopted CIP includes 26 projects during the six-year planning period and future years. The following section provides a brief description of each project, listed by functional area.

### **Fire & Emergency Services**

**Western Fire & Rescue Station (FY 2014, \$4.8 million):** This project provides for the construction of a replacement fire and rescue station at a location to be determined in western Fauquier County. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

**Station Renovation Projects (FY 2017 & Future Years, \$14.3 million):** This project provides for the renovation, construction or replacement of three additional fire and rescue facilities. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

### **Sheriff's Office**

**Public Safety Communications (FY 2016 & FY 2019, \$10.1 million):** This project provides for upgrading key computer-based elements and tower site equipment for the County's public safety communications system. Current equipment needs to be upgraded to keep pace with advances in technology and to replace aging equipment. The system upgrade will consist of a collaborative effort with Culpeper and Rappahannock Counties, who are also partners in the current public safety communications system. Additional operating costs are estimated to total \$250,000 annually beginning in FY 2017.

### **General Services**

**Facilities Master Plan (FY 2014, \$100,000):** This project provides for a comprehensive assessment of future operational needs of the County including office space needs of the School Division. The study will provide recommendations as to the County facilities needs including expansion, renovations or replacement of existing facilities that would assist in the development of future capital improvement plans.

**Sheriff's Office Renovation (FY 2015-2016, \$4.5 million):** This project will provide for renovation of the existing 19,000 square-foot facility located at 78 Lee Street in Warrenton and construction of a 10,000 square foot addition. The project will consist of a complete structural overhaul to provide suitable office space for agency staff and the construction of an addition to house public safety resources during construction and accommodate future growth. Renovations to the existing structure will address compliance issues with the current Fire code and access requirements under the Americans with Disabilities Act. In addition, the current aging HVAC system is overdue for replacement. It is estimated that such a renovation will provide sufficient additional space for up to 35 employees. Additional operating costs are estimated to total \$40,000 annually beginning in FY 2016.

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**Stafford Property Development (Prior Years, FY 2016-2017, \$6.2 million):** This project will provide for the construction of joint use facilities to replace the existing fleet maintenance, general maintenance, and shared office facilities currently located at the Manor Court site in Warrenton. The current site is overcrowded which limits the ability for expansion. Additional operating costs are estimated at \$250,000 annually beginning in FY 2018.

**School/County Office Space (FY 2019 & Future Years, \$11 million):** This project will provide for the construction, renovations, or expansion of general office space for the County government and School Division. The scope, location(s), and ultimate configuration of space development will be reviewed as part of the Facilities Master Plan and other space evaluations over the next few years.

## **Library**

**New Baltimore Library (Future Years, \$9.1 million):** This project will provide for the construction of a 15,000 square foot branch library in the New Baltimore Service District. Design work for the proposed facility was completed in prior years. However, the Board of Supervisors has deferred the project given the anticipated operating expenses. Operating costs are estimated to total \$700,000 annually upon completion of the project.

**Central Library (FY 2016-2017, \$10.3 million):** This project will provide for the renovation and expansion of the existing Central Library or the construction of a new 25,000 square foot facility in Warrenton. The current facility does not meet the recommended seating capacity of the Library of Virginia based upon population. Additionally, the current space limits expansion of collections or introduction of new collections without removal of materials from existing collections. Operating costs would depend upon the ultimate configuration of the proposed facility.

**Historic Resources Library (Future Years, \$1.0 million):** This item is a placeholder for the construction of a dedicated historical resources facility in the Warrenton Historic District. Planning for this facility would be conducted in coordination with the Central Library project planning. Operating costs would depend upon the ultimate configuration of the proposed facility.

## **Parks & Recreation**

**Southern Sports Complex (Prior Years & FY 2019, \$5.9 million):** This project will provide for design and construction of infrastructure for a sports complex at a previously acquired site in the southern region of the County. Amenities to be provided will include roads, parking, utilities, restrooms, and concession facilities, with the necessary sports fields to be constructed by area youth leagues. Operating costs are estimated to total approximately \$19,000 annually beginning in FY 2019.

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**Northern Swimming Pool (FY 2015-2016, \$1.5 million):** This project will acquire land and develop a swimming pool facility near the Northern Sports Complex as part of the Mellon Estate agreement. Preferred locations at the facility were determined to be unsuitable due to residents' concerns. Operating costs are estimated to total \$160,000 annually beginning in FY 2017.

**Vint Hill Green & Theater (FY 2015-2016, \$2.2 million):** This project is a placeholder for the design and renovations to the Vint Hill Village Green gymnasium facility and the Vint Hill Theater. Improvements would address existing deficiencies in HVAC and compliance with requirements of the Americans with Disabilities Act. While operating costs are estimated to total \$24,000 in FY 2016, the total costs are dependent upon the final configuration of the renovations.

**Marshall Community Center (FY 2017 & Future Years, \$2.0 million):** This project will provide for design and construction of an addition and renovation of the Marshall Community Center. The project will consist of an addition of a main lobby area to address issues with drainage and access between the two sections of the facility. Additionally, renovations to the existing facilities would increase space efficiency to provide greater recreational opportunities. Additional operating costs are estimated to total \$16,000 annually beginning in FY 2018.

**Central Sports Complex (FY 2014-2015, \$4.5 million):** This project would complete design and construction of infrastructure for a sports complex at a previously-acquired site in the central region of the County. Amenities to be provided would include roads, parking, utilities, restrooms, and concession facilities with the necessary sports fields constructed by the area youth leagues. Operating costs would total approximately \$19,000 beginning in FY 2016.

**Southern Community Center (Future Years, \$3.0 million):** This project would acquire land and complete design and construction of a community center at a location to be determined in the southern area of the County. Amenities to be provided include a gymnasium, classroom and meeting space, and outdoor recreational facilities. While operating costs are estimated to total approximately \$300,000 annually, the total costs are dependent upon final configuration of the facility.

## Environmental Services

**Landfill Expansion (FY 2014-FY 2019, \$14.7 million):** Preliminary engineering estimates this project would permit additional landfill capacity for approximately 20 years by constructing the next seven acre cell at the current County landfill operations south of Warrenton. The capacity of the current permitted project is estimated to be exhausted by 2019 or 2020. Initial expenditures would include engineered design and permit work in FY 2014-2016, with grading and cell construction to occur from FY 2017 through FY 2018.

**Landfill Closure/Post-Closure (Future Years, \$10.7 million):** This project is a placeholder for partial closure of an existing cell of the County landfill upon the cessation of operations and the beginning of operations at the new cell between 2019 and 2020. Virginia's solid waste management regulations require closure and post-closure activities including capping the approximate four acres of the existing cell at the County landfill.

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**New Baltimore Convenience Site (FY 2014-2015, \$1.1 million):** This project will provide for land acquisition and construction of a replacement for the current New Baltimore convenience site. The current site of less than one acre is inadequate to safely accommodate the 100,000 visits per year or approximately 350-400 vehicles per weekend day. Additionally, the site is partially leased with limited opportunity for future renewals. The new convenience site is not anticipated to require any additional operating costs beyond current level of expenditures.

**Marshall Convenience Site (FY 2017-2018, \$1.2 million):** This project will provide for land acquisition and construction of a replacement for the current Marshall convenience site. The current one-half acre site is inadequate to safely accommodate the 112,000 visits per year or approximately 450 vehicles per weekend day. The replacement convenience site will consist of between two and three acres of usable area. The new convenience site is not anticipated to require any additional operating costs beyond current level of expenditures.

## Utilities/Infrastructure Projects

**Marshall Water System Improvements (Future Years, \$2.0 million):** This project would secure additional resources to improve water service in the Marshall area and renovate the existing delivery system. The current aging system suffers from insufficient capacity, water pressure issues, and is in poor repair.

**Opal Water System (FY 2015-2017, \$6.5 million):** This project will provide public water services to the Opal Service district in order to provide the utilities needed to support the service district plan. Opal is currently served by public sewer and the addition of public water should enhance the potential for commercial and business development in the service district.

**Midland/Bealeton Sewer (Future Years, \$5.2 million):** The project would extend sewer to the service district to enhance the potential for commercial and business development. Existing soil conditions in the service district require the provision of a public system to facilitate the development concepts of the service district plan.

**Midland Service District Improvements (Future Years, \$2.0 million):** This project is a placeholder for future infrastructure development in the Midland Service District. The Board of Supervisors is currently considering options for the development of infrastructure and other amenities in the service district to enhance future economic development opportunities.

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## School Division Projects

**Middle School Renovation (FY 2016-2018, \$20.0 million):** This project will renovation one of the Warrenton middle schools to accommodate current programming and space needs and allow the County and School Division to address other space requirements by repurposing the alternate school site. Operating costs would depend on the ultimate configuration of the final project.

**Elementary School 12 Land Acquisition (Future Years, \$1.8 million):** This project would provide for land acquisition for an elementary school site at a location to be determined if proffered school sites did not meet location needs. Funding previously appropriated for this project was re-designated in mid-FY 2012 as part of the Fauquier High School renovation project.



# Capital Improvement Program

## FY 2014-2019 Adopted Capital Improvement Program

Department/Project	Prior Funding	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 14-19 Total	Future Years	CIP Total
<u>Fire &amp; Emergency Services</u>										
Western Fire & Rescue Station	\$0	\$4,800,000	\$0	\$0	\$0	\$0	\$0	\$4,800,000	\$0	\$4,800,000
Station Renovation Projects	0	0	0	0	4,630,000	0	0	4,630,000	9,690,000	14,320,000
<u>Sheriff's Office</u>										
Public Safety Communications	\$0	\$0	\$0	\$3,600,000	\$0	\$0	\$6,482,000	\$10,082,000	\$0	\$10,082,000
<u>General Services</u>										
Facilities Master Plan	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Sheriff's Office Renovation/Expansion	0	0	500,000	4,000,000	0	0	0	4,500,000	0	4,500,000
Stafford Property Development	200,000	0	0	3,000,000	3,000,000	0	0	6,000,000	0	6,200,000
School/County Office Space	0	0	0	0	0	0	1,000,000	1,000,000	10,000,000	11,000,000
<u>Library</u>										
New Baltimore Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,100,000	\$9,100,000
Central Library	0	0	0	5,150,000	5,150,000	0	0	10,300,000	0	10,300,000
Historic Resources Library	0	0	0	0	0	0	0	0	1,000,000	1,000,000
<u>Parks &amp; Recreation</u>										
Southern Sports Complex	\$881,099	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000	\$0	\$5,881,099
Northern Swimming Pool	0	0	200,000	1,300,000	0	0	0	1,500,000	0	1,500,000
Vint Hill Village Green & Theater	0	0	200,000	2,000,000	0	0	0	2,200,000	0	2,200,000
Marshall Community Center	0	0	0	0	1,000,000	0	0	1,000,000	1,000,000	2,000,000
Central Sports Complex	0	200,000	4,300,000	0	0	0	0	4,500,000	0	4,500,000
Southern Community Center	0	0	0	0	0	0	0	0	3,000,000	3,000,000
<u>Environmental Services</u>										
Landfill Expansion	\$0	\$974,000	\$2,670,000	\$1,240,000	\$5,017,500	\$4,656,000	\$160,000	\$14,717,500	\$0	\$14,717,500
Landfill Closure/Post-Closure	0	0	0	0	0	0	0	0	\$10,700,000	10,700,000
New Baltimore Convenience Site	0	100,000	950,000	0	0	0	0	1,050,000	0	1,050,000
Marshall Convenience Site	0	0	0	0	100,000	1,060,000	0	1,160,000	0	1,160,000
<u>Utilities/Infrastructure</u>										
Marshall Water System Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Opal Water System	0	0	200,000	3,050,000	3,250,000	0	0	6,500,000	6,500,000	13,000,000
Midland/Bealeton Sewer	0	0	0	0	0	0	0	0	5,200,000	5,200,000
Midland Service District Improvements	0	0	0	0	0	0	0	0	2,000,000	2,000,000
Catlett /Calverton Sewer	7,000,000	0	0	0	0	0	0	0	0	7,000,000
<b>COUNTY CIP TOTAL:</b>	<b>\$8,081,099</b>	<b>\$6,174,000</b>	<b>\$9,020,000</b>	<b>\$23,340,000</b>	<b>\$22,147,500</b>	<b>\$5,716,000</b>	<b>\$12,642,000</b>	<b>\$79,039,500</b>	<b>\$60,190,000</b>	<b>\$147,310,599</b>
<u>School Division</u>										
Middle School Renovation	\$0	\$0	\$0	\$2,000,000	\$9,000,000	\$9,000,000	\$0	\$20,000,000	\$0	\$20,000,000
ES-12 Land	0	0	0	0	0	0	0	0	1,793,000	1,793,000
Fauquier HS Renovation	36,700,000	0	0	0	0	0	0	0	0	36,700,000
<b>SCHOOL SYSTEM TOTAL:</b>	<b>\$36,700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000,000</b>	<b>\$9,000,000</b>	<b>\$9,000,000</b>	<b>\$0</b>	<b>\$20,000,000</b>	<b>\$1,793,000</b>	<b>\$58,493,000</b>
<b>CIP GRAND TOTAL:</b>		<b>\$6,174,000</b>	<b>\$9,020,000</b>	<b>\$25,340,000</b>	<b>\$31,147,500</b>	<b>\$14,716,000</b>	<b>\$12,642,000</b>	<b>\$99,039,500</b>	<b>\$61,983,000</b>	<b>\$205,803,599</b>
<b>CASH CONTRIBUTION:</b>		<b>\$880,000</b>	<b>\$2,050,000</b>	<b>\$2,450,000</b>	<b>\$1,963,000</b>	<b>\$1,560,000</b>	<b>\$1,160,000</b>	<b>\$10,063,000</b>		

